

## **Mid Sussex District Council: Site Allocations Development Plan Document February 2020**

### **Statement of Common Ground – Update to Memorandum of Understanding January 2016**

#### **Parties to the Agreement**

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- Brighton and Hove City Council

#### **Introduction**

This Statement of Common Ground is an update to the Memorandum of Understanding signed in February 2016 between the Parties to the Agreement. More specifically its overall aim is to demonstrate that ongoing and appropriate engagement and co-ordination is taking place between the parties that includes planning for the identified cross-boundary strategic planning issues that exist and/or likely to arise resulting from the MSDC emerging Site Allocations Development Plan Document that has been published for 'Preferred Options' Consultation 9<sup>th</sup> October to 20<sup>th</sup> November 2019.

#### **Current Position**

Mid Sussex District Council adopted the District Plan (2014 – 2031) in March 2018. The District Plan identified a housing requirement for the district of 16,390 dwellings up to 2031. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings. The emerging Mid Sussex Sites DPD has four main aims, which are:

- To allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- To allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- To allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- To set out additional Strategic Policies necessary to deliver sustainable development.

The Site Allocations DPD policies are strategic and, once adopted, will form part of the Development Plan for the district,

The Site Allocations DPD proposes 22 housing site allocations and 7 employment site allocations to ensure that the housing and employment requirements as identified by the District Plan are met in full.

The Sites DPD has been informed by a comprehensive suite of technical evidence, including Sustainability Appraisal and Habitats Regulations Assessment.

## **Brighton & Hove**

Brighton & Hove City Council adopted the City Plan Part One March 2016. This Part One plan sets out strategic objectives and the strategic amounts of development to be delivered over the plan period to 2030. It also identifies broad development areas where new development should be focussed with 22 strategic site allocations.

The Part One plan sets a housing provision target to deliver a minimum of 13,200 new dwellings over the period 2010- 2030 (660 net dwellings per annum). This figure falls well short of the city's objectively assessed housing needs (OAN) which were assessed in 2015 as 30,120 net dwellings (1,506 net dwellings per annum), which reflects the constraints affecting the city. As part of the examination of the plan, the inspector required the Council to undertake further detailed work to assess more rigorously all opportunities to meet the city's housing need, including detailed studies to assess the potential for housing development on the urban fringe. As a result of this work, the CPP1 housing provision was increased from 11,300 to 13,200 homes. However, there remains a significant unmet housing need with the City Plan providing for only 44% of the estimated OAN.

The objectively assessed needs for employment floorspace established in the adopted City Plan Part 1 indicate a positive requirement for 112,240 sq m of office (B1a B1b) floorspace and 43,430 sq m of industrial floorspace over the plan period. This reflects the role of the city as a regional employment centre. As with housing, opportunities to meet the city's employment space requirements are extremely constrained due to the limited supply of suitable sites and it was not possible to address all the forecast employment floorspace requirements through the City Plan Part 1. Given the strong functional relationship between the city and the wider Greater Brighton City Region, a coordinated approach with Greater Brighton City Region partners may be required to help address this shortfall through future local plan reviews.

Work on the preparation of the Part Two of the City Plan (site allocations and development management policies) has progressed through Regulation 18 and the Part Two plan is currently scheduled to be submitted for examination Autumn 2020 with consultation through Regulation 19 taking place May/June 2020.

## **Strategic Planning Issues**

The following strategic/ cross-boundary planning issues have been identified that relate to the Mid Sussex Site Allocations DPD and the parties:

### **1. Housing Provision**

Mid Sussex District Council adopted the District Plan (2014 – 2031) in March 2018. The District Plan identified a housing requirement for the district of 16,390 dwellings up to 2031. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings.

One of the aims of the Sites SPD is to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan. District Plan policy DP4:Housing indicates that, as at 1<sup>st</sup> April 2017, there was a residual amount of 2,439

dwellingings to be allocated through future Neighbourhood Plans and the Site Allocations DPD. This residual amount has been updated as at 1<sup>st</sup> April 2019, and is now 1,507 dwellingings.

Policy SA11: Additional Housing Allocations of the Site Allocations DPD proposes to allocate 22 housing sites, that will deliver around 1,962 dwellingings. This amount ensures the residual is fully met and provides a reasonable over-allocation to provide flexibility.

The parties agree that the Site Allocations DPD is seeking to allocate sufficient sites to ensure the housing requirement for Mid Sussex as set out in the 2018 adopted District Plan is met in full. The Site Allocations DPD does not seek to revisit the Spatial Strategy set out in the District Plan. The Parties agree these allocations do not raise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable residential development.

## **2. Employment Provision**

Updated employment evidence, commissioned by Mid Sussex District Council to take account of the recent employment forecast statistics, identified that a total requirement of around 35 to 40 hectares is needed up to 2031. As 25 hectares employment land had already been allocated at Burgess Hill, within District Plan Policy DP1, this leaves a residual requirement of 10 -15 hectares to be allocated within the Site Allocations DPD.

The Sites DPD Policy SA1: Sustainable Economic Development – Additional Site Allocations allocates six new sites for employment use, plus an expansion one site, totalling approximately 17ha.

District Plan policy DP1:Sustainable Economic Development identifies a broad location for a Science and Technology Park to the west of Burgess Hill. A site for to the north of the A2300 has been identified as the preferred option. Policy SA9: Science and Technology Park allocates the site.

The allocation of 17ha employment space and the identification of the location for the Science and Technology Park will also support employment growth in the Greater Brighton City Regional area, ensuring economic activity is retained in the region.

The Parties agree these allocations do not raise any adverse cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable economic development.

### **Liaison**

The parties have engaged on an ongoing basis during the preparation of the Site Allocations DPD. Specific engagement has taken place at key stages during plan preparation including revision of the methodology for identifying sites for potential allocation, including for the Strategic Housing and Employment Land Availability Assessment (SHELAA) and for site selection, and during preparation of the Draft Plan at 'Preferred Options' (Regulation 18) stage.

### **Conclusion**

Brighton and Hove City Council and Mid Sussex District Council agree that they have engaged on an ongoing basis during the preparation of the Site Allocation DPD and on this basis that the Duty-to-Cooperate has been met.

Brighton and Hove City Council and Mid Sussex District Council will continue to work together with a view to confirming that there are no areas of disagreement between the parties relating to the emerging Site Allocations DPD and will continue to work together on the areas of ongoing work discussed in this Statement of Common Ground.

<p>Signed:</p>  <p>Dated: 13/02/2020</p>	<p>Signed:</p>  <p>Dated: 24/02/2020</p>
<p>Cllr Nick Childs Lead Member for Planning Policy Brighton and Hove City Council</p>	<p>Cllr Andrew MacNaughton Cabinet Member for Housing and Planning Mid Sussex District Council</p>